

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: January 27, 2005

ITEM NO. 2

CASE NUMBER/ PROJECT NAME	5-DR-2003#3 Rug Gallery West		
LOCATION	14939 N Northsight Blvd.		
REQUEST	Request site plan & elevations approval for a retail building on Pad D in the Northsight Crossing Center.		
OWNER	Northsight Crossing LLC 702-784-7665	ENGINEER	Gilbertson Engineering 480-607-2244
ARCHITECT/ DESIGNER	S K D Inc 602-999-3140	APPLICANT/ COORDINATOR	Steve Kim S K D Inc 602-999-3140

BACKGROUND

Zoning.

The property is zoned Central Business District (C-2). A retail use such as a rug gallery is an allowed use in this district.

Context.

The property is located within the Northsight mixed-use project along the Loop 101. Specifically, the subject property is a pad within the Northsight Crossing Shopping Center located on the northeast corner of Raintree Drive and Northsight Boulevard. The specific address of "Pad D" is 14939 E. Northsight Blvd. There are a variety of zoning districts that bound the property including office, industrial, and commercial. The pad, currently undeveloped, is relatively flat and contains some natural vegetation. The main portion of the shopping center is built at this time.

APPLICANT'S PROPOSAL

Applicant's Request.

The applicant requests site plan, landscape plan, and elevations approval for a 5,500 sq. ft. freestanding building located on "Pad D" within the Northsight Crossing Shopping Center.

Development Information:

- | | |
|------------------------------|-------------------------------------|
| • Existing Use: | Vacant Pad within a shopping center |
| • Parcel Size: | 30,000 sq. ft. |
| • Total Square Footage: | 5,500 sq. ft. |
| • Height Allowed: | 36 ft. |
| • Height Provided: | 29 ft. |
| • Parking Required: | 22 spaces |
| • Parking Provided (Center): | 492 spaces |

DISCUSSION

Pad D is located at the mid-point of the Northsight Crossing Shopping Center along Northsight Blvd. Access to the pad and pedestrian connections are existing and consistent with the original approval of the Northsight Crossing Shopping Center (5-DR-2003). The applicant proposes to build an approximate 5,500sq. ft. single story retail building on the pad. The site Master Parking Plan (see attachment #4) indicates the required parking is met on the site. Open space is also met within the overall site.

The architecture of the building incorporates a variety of elements and colors that break up the building vertically and horizontally. This is consistent with the other pad buildings and in-line buildings on the entire parcel. The east and south façades, facing the interior of the center, consist of a main building entrance archway and covered metal trellis walkways. The applicant has provided sandstone (Rosa) at the base of the facades and the base of the columns. The building walls are composed of EFIS capped with a molding along the roofline.

The applicant proposes to paint the building a variety of brown/tan colors, which is consistent with the center. The main body of the building will consist of a light tan (Millet) and tan (Cinnamon Spice) accenting the columns with a darker brown (Copper Nail). The trim throughout the building consists of an ivory color (City Lights) and the door/window frames gray (Frame).

A majority of the landscaping around the pad was planted during the construction of the main center. The landscape plan, within the proposed pad area, is consistent with the original approval of the Northsight Crossing Shopping Center (5-DR-2003). The plant palette will include Desert Museum trees along with native shrubs and groundcover around the pad.

PUBLIC INPUT

The applicant sent letters to all property owners within 300 ft. of the project and received no feedback. Staff has received no comments from the public regarding the proposed project at the time of drafting this report.

STAFF
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

Bill Verschuren
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E-mail:
bverschuren@ScottsdaleAZ.gov

Randy Grant
Chief Planning Officer
Phone: 480-312-7995
E-mail: rgrant@scottsdaleaz.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Master Site Plan
5. Pad D Site Plan
6. Landscape Plan
7. Color Elevations
8. Black and White Elevations
9. Floor Plan
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 07/08/04

Project No.: 257 - PA - 2004

Coordinator: Bill Verschuren

Case No.: _____

Project Name: RUG GALLERY WEST AT NORTHSIGHT CROSSING

Project Location: NORTH OF NEC OF RAINTREE / NORTHSIGHT

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-2

Proposed Zoning: N/A

Number of Buildings: 1

Parcel Size: 30,604 SF

Gross Floor Area/Total Units: 5,500

Floor Area Ratio/Density: 12

Parking Required: 22

Parking Provided: 44

Setbacks: N - OVER 100' S - OVER 100' E - OVER 100' W - 20'

Description of Request:

This project is to provide single story 5,500 SF free standing building on pad D OF NORTHSIGHT CROSSING CENTER.

Building is designed 4 side elevation matching existing center as well as pad E.

Design uses earth tone color skins with vertical articulation will create changes of plane that allows variation of elevations.

Material also matches existing development with added stone & deeper recess of walls.

5-DR-2003#3

7/09/04

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Q.S.
34-48

G.I.S. ORTHOPHOTO 2003

Rug Gallery West

5-DR-2003#3

ATTACHMENT #2



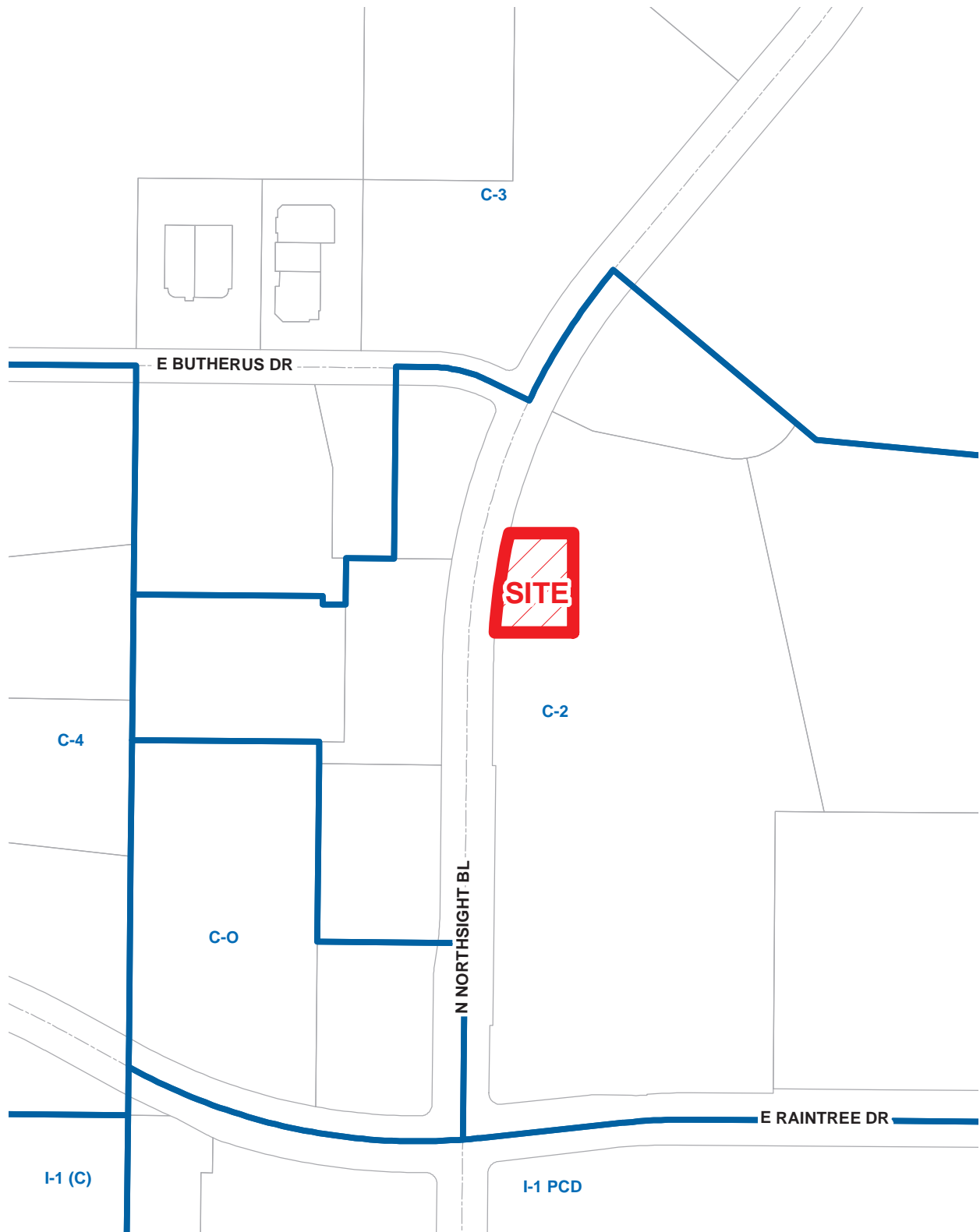
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G.I.S. ORTHOPHOTO 2003

Rug Gallery West

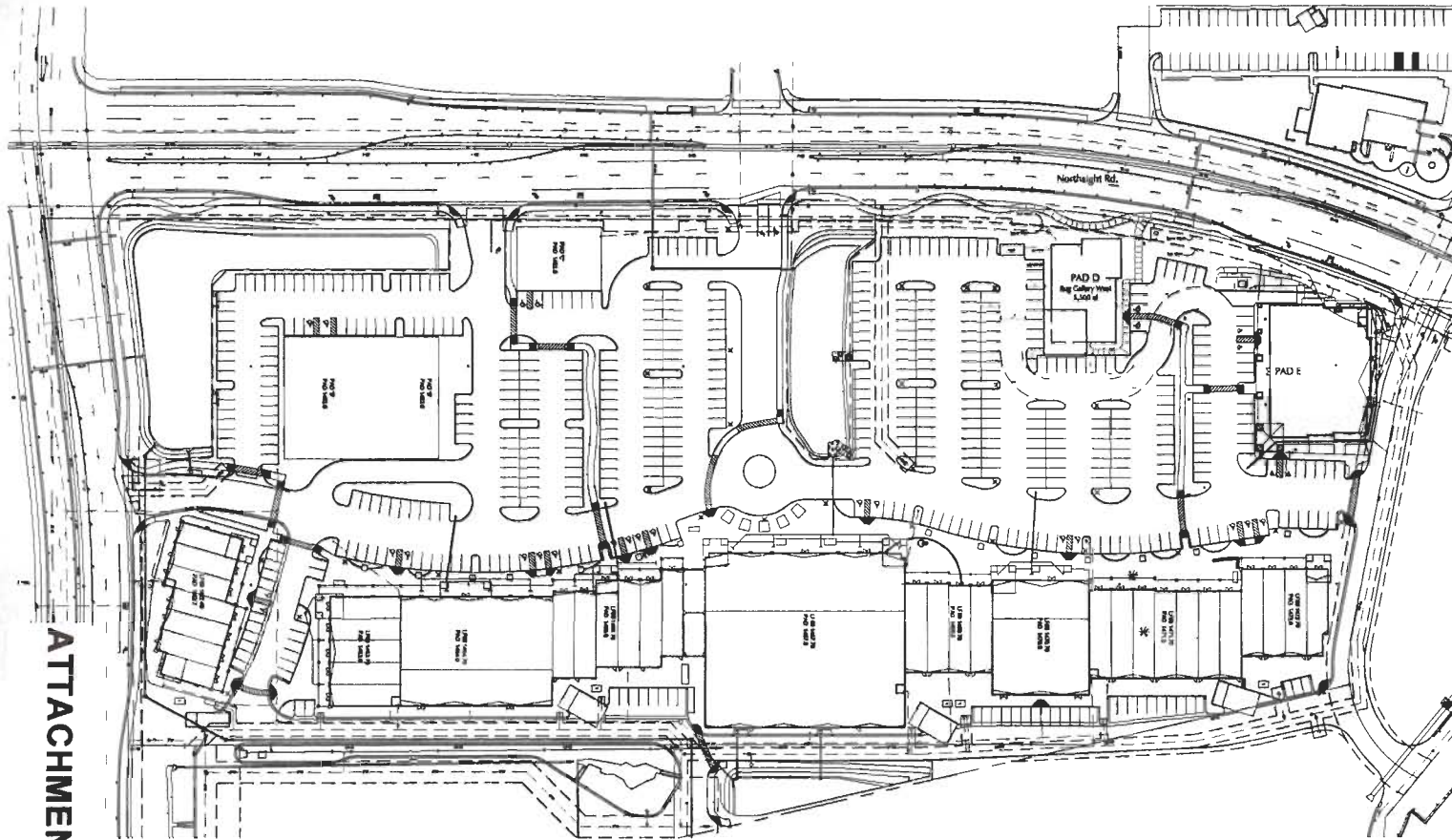
5-DR-2003#3

ATTACHMENT #2A



5-DR-2003#3

ATTACHMENT #3



MASTER SITE PLAN



0' 50' 100' 150' 200'

All Calculations are Approximate and Subject to Change

MASTER PARKING ANALYSIS

Bldg.			Req. Parking
Bldg. #1 (w/ Gym)	93,207 SF	1 per 250 sf	373
Bldg. #2	8,346 SF	1 per 250 sf	34
Pad B	0 SF	1 per 250 sf	0
Pad C	0 SF	1 per 250 sf	0
Pad D (Rug G)	5,500 SF	1 per 250 sf	22
Pad E (Big 5)	10,350 SF	1 per 250 sf	42
TOTAL REQ.	117,403 SF	1 per 250 sf	470

TOTAL PROVIDED 542

Parking Provided 542

Assessable Parking Req. (4% of Req.) 22
Assessable Parking Provided 26

Assessable Van Parking Req. 4
Assessable Van Parking Provided 8

Bicycle Rack Required (1/10 Parking) 470/10 = 47
Bicycle Rack Provided = 50

OPEN SPACE REQ. (Overall)

Open Space Required (18% net lot area) = 103,655 sf
Open Space Provided = 153,565 sf

Front Space Required (1/2 of req. open space) = 51,828 sf
Front Space Provided = 88,036 sf

Parking Lot Landscaping Req. (15% parking area) = 37,542 sf
Parking Lot Landscaping Provided = 47,550 sf

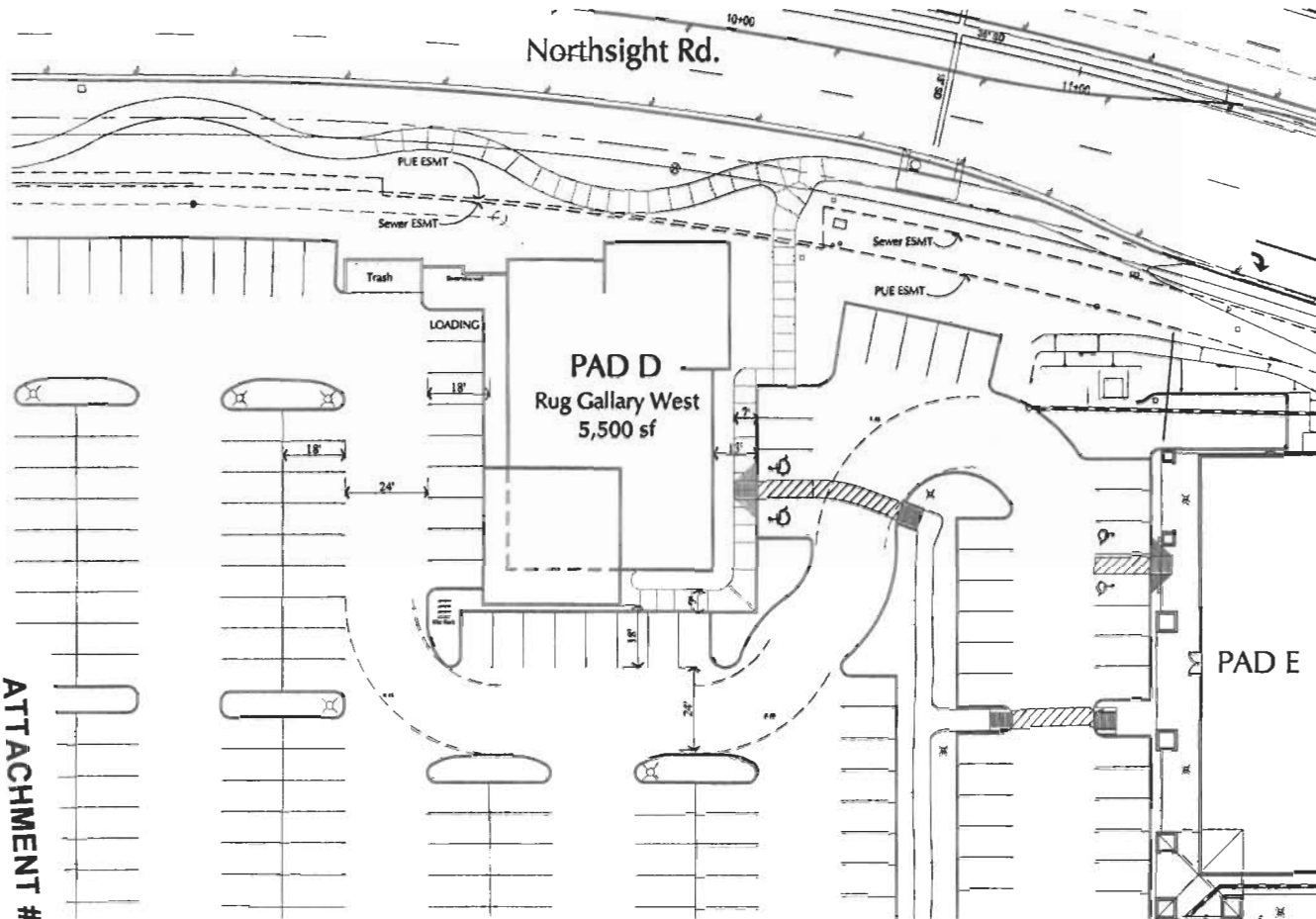


Vicinity Map



Rug Gallery West at Northsight Crossing

Prepared For:
Rug Gallery West



SITE PLAN

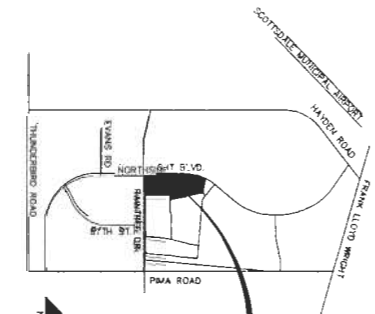


North

All Calculations are Approximate and Subject to Change

SITE DATA

Current Zoning	C-2
Parcel Number	215-52-034E
Book 215 34-48 NE 1/4 Sec12 T3N R4E	
Building Area	5,500 GSF
Building Height	25'-0"



Vicinity Map
Not To Scale



Typical Turning Radius

10.24.04

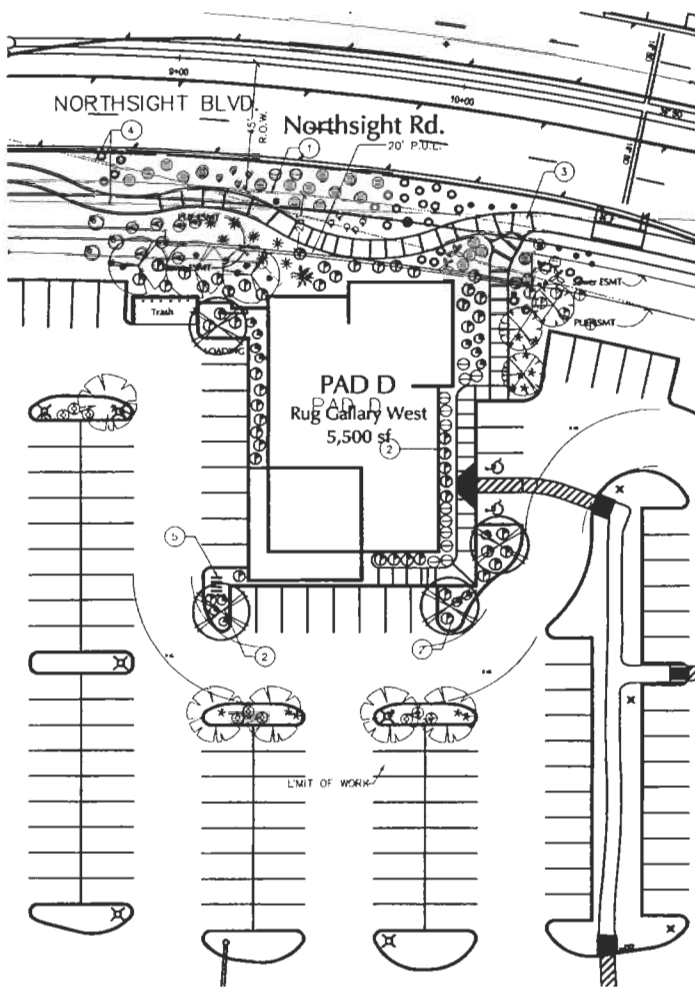


Rug Gallery West at Northsight Crossing

Scottsdale, Arizona

Prepared For:
Rug Gallery West

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PLANTING KEY NOTES

- ① PROPERTY LINE / RIGHT OF WAY LINE
- ② DECOMPOSED GRANITE IN ALL PLANTING AREAS
- ③ EXISTING SIDEWALK
- ④ SIGHT VISIBILITY LINE
- ⑤ BIKE RACK. REFER TO ARCH. PLANS.

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
EXISTING TREES TO REMAIN				
	ACACIA SP.	EXISTING SHEET ACACIA	EXISTING	5
	FICUS SP.	EXISTING FICUS	EXISTING	5
	PROSOPIS SP.	EXISTING MESQUITE	EXISTING	3
NEW TREES				
	CERCIDIUM X 'DESERT MUSEUM'	DESERT MUSEUM	2" CAL.	4
EXISTING SHRUBS TO REMAIN				
	AGAVE SP.	EXISTING THIN-FLOWERED AGAVE	EXISTING	18
	BAILEYA MULTIRADIATA	EXISTING DESERT MARIGOLD	EXISTING	11
	BUDDEIA SP.	EXISTING BUTTERFLY BUSH	EXISTING	3
	CALLIANDRA SP.	EXISTING BAJA FAIRY DUSTER	EXISTING	7
	CONVOLVULUS SP.	EXISTING BUSH MORNING GLORY	EXISTING	20
	DASYLIRION SP.	EXISTING GREEN DESERT SPOON	EXISTING	7
	ERIOGONUM SP.	EXISTING VALENTINE BUSH	EXISTING	10
	FOQUIERIA SP.	EXISTING COCTILLO	EXISTING	1
	LANTANA SP.	EXISTING PURPLE LANTANA	EXISTING	22
	MELAMPEDIUM SP.	EXISTING BLACKFOOT Daisy	EXISTING	9
	OPUNTIA SP.	EXISTING PURPLE PRICKLY PEAR	EXISTING	2
NEW SHRUBS				
	AGAVE CERNIFLORA	THIN-FLOWERED AGAVE	5 GAL.	14
	ERIOGONUM SP.	VALENTINE BUSH	5 GAL.	31
NEW GROUND COVER				
	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	1 GAL.	14
INERT GROUND COVER				
	DECOMPOSED GRANITE	MATCH EXISTING	MATCH EXISTING	

NOTES:

1. LANDSCAPE PLAN IS CONCEPTUAL. ACTUAL LOCATION, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION DRAWINGS.

PRELIMINARY LANDSCAPE NOTES

PLANTING

THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF SCOTTSDALE STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

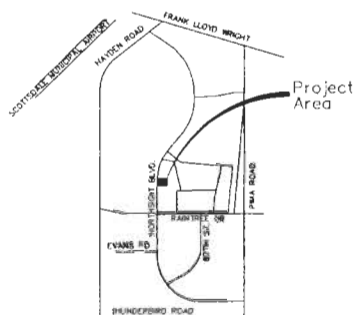
SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF SCOTTSDALE. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF 3/4" DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.

IRRIGATION

THE IRRIGATION SYSTEM WILL CONSIST OF DRIP EMITTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AUTOMATIC CONTROLLERS AS REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.

GRADING

ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF ON-SITE DRAINAGE WILL DRAIN INTO THE RETENTION BASINS LOCATED ON SITE.



ZONING: C2 - COMMERCIAL

VICINITY MAP



NOT TO SCALE

THIS DRAWING IS CONCEPTUAL AND IS SUBJECT TO CHANGE.

CONCEPTUAL LANDSCAPE PLAN



10 20 40 60 80
All Calculations are Approximate and Subject to Change

2004-006

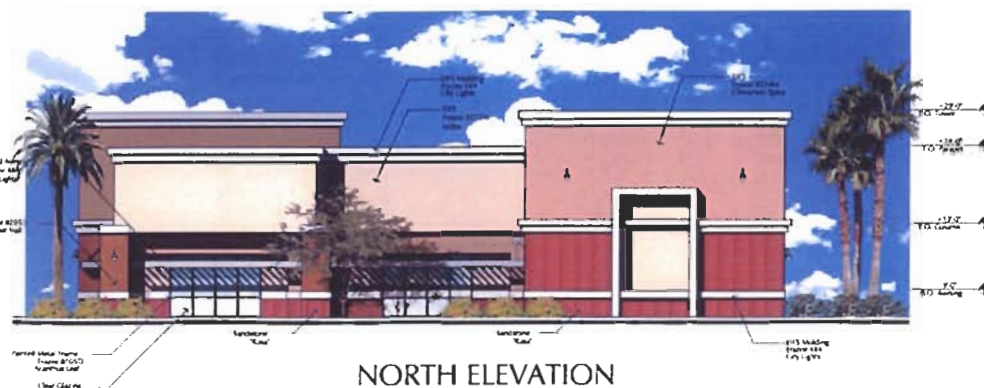
REV. 10-22-04
REV. 9-28-04
REV. 9-10-04

07.09.04



Rug Gallery West
Scottsdale, Arizona

Prepared For:
ATTACHMENT #6 y West



ATTACHMENT #7

09.25.04

SKD

All Calculations are Approximate and Subject to Change

DDOIO

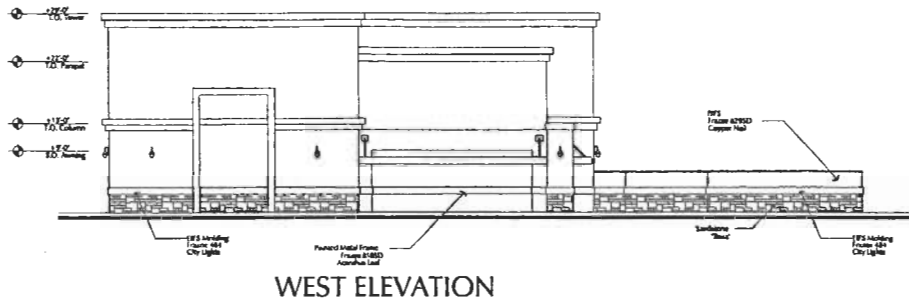
Rug Gallery West at Northsight Crossing

Scottsdale, Arizona

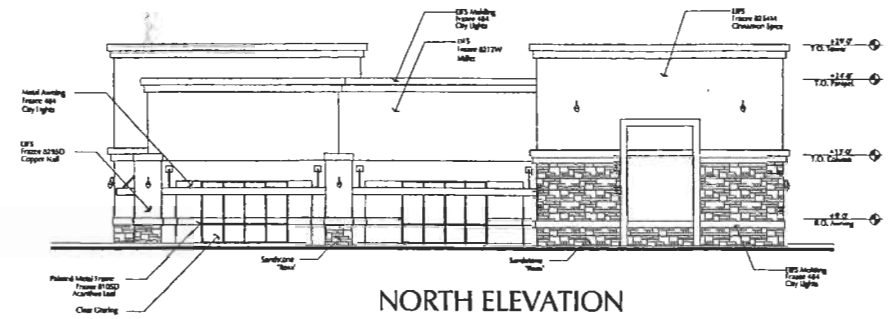
Prepared For:
Rug Gallery West

5-DR-2003#3
REV: 9/29/04

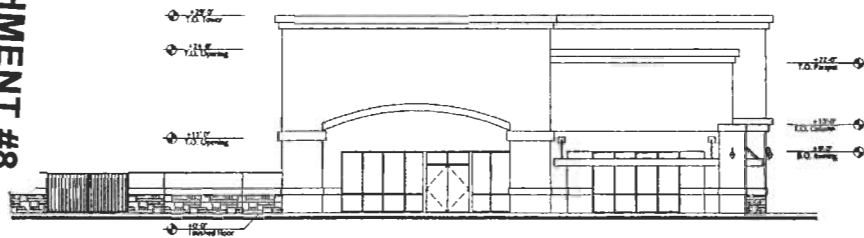
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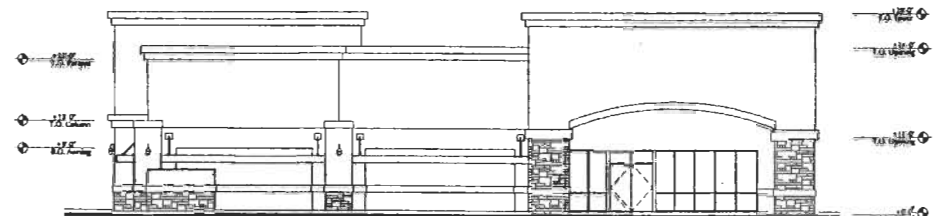
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

ELEVATIONS

09.25.04

0 8' 16' 24' 32'

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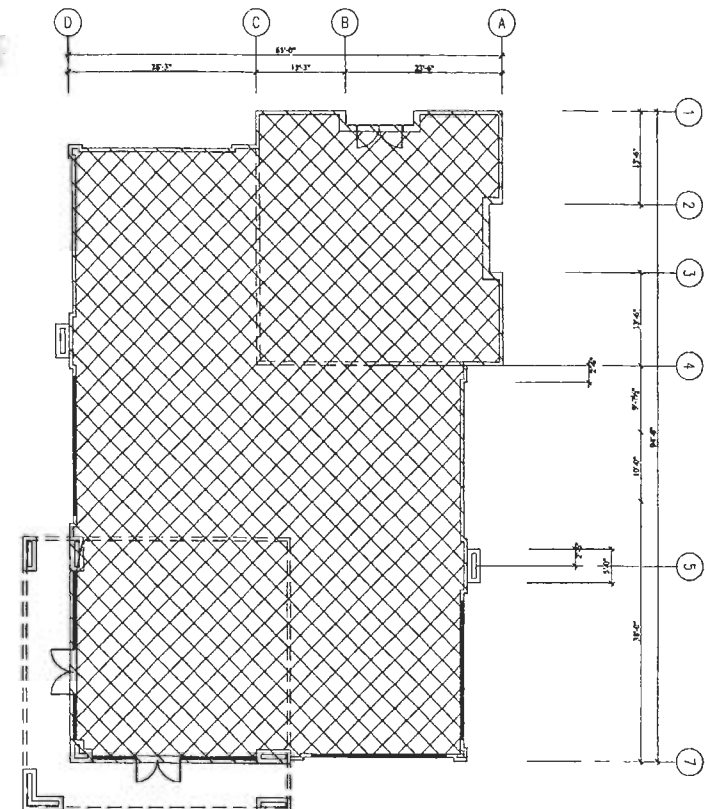
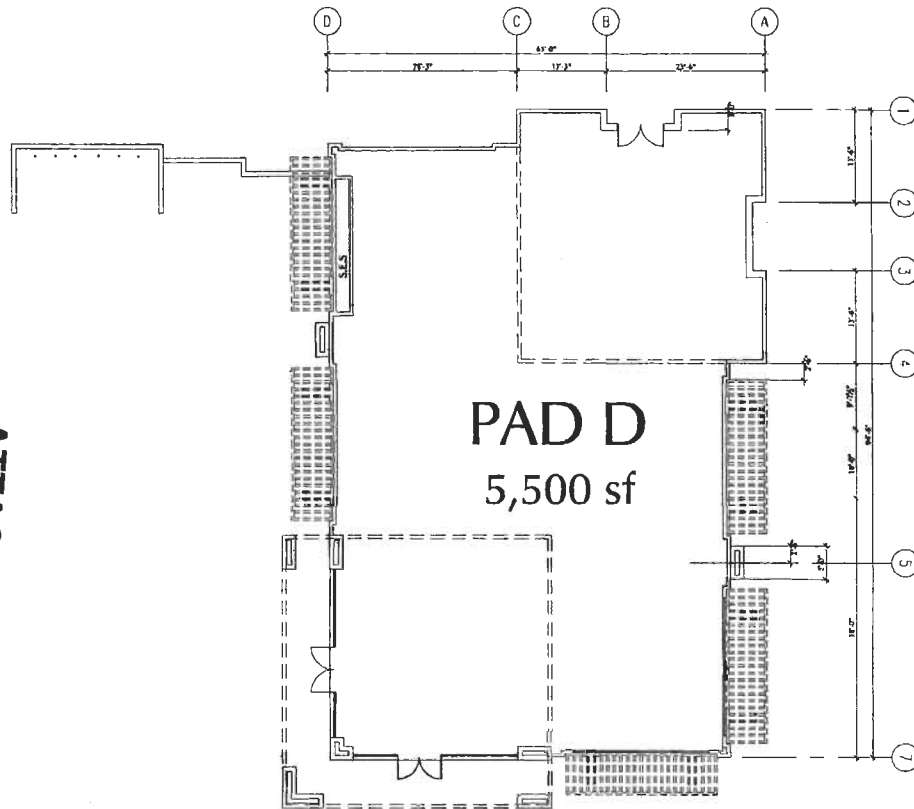
SKD

Rug Gallery West at Northsight Crossing

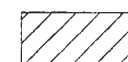
Scottsdale, Arizona

Prepared For:
Rug Gallery West

5-DR-2003#3
REV: 9/29/04



5,500 GROSS sf



5,368 NET sf

ELEVATIONS



North

0 8 16 24 32
All Calculations are Approximate and Subject to Change

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Rug Gallery West at Northsight Crossing

Scottsdale, Arizona

Prepared For:
Rug Gallery West

5-DR-2003#3

REV: 9/29/04

RUG GALLERY - PAD " D "
14939 N.
NORTHSIGHT BLVD.
SCOTTSDALE, AZ.

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|--|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p>_____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16") TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4" (NSHT)</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF _____ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.</p> |
|--|--|

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: ORD. GR. II**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**
- ☐ **G.**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Rug Gallery West 5-DR-2003#3

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by SKD with a staff receipt date of 10/26/2004.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by SKD with a staff receipt date of 10/26/2004.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by SKD with a staff receipt date 10/26/2004.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The service entrance section(s) shall be internal.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. All site walls, screen walls, and trash enclosures shall match the architectural color, materials and finish of the building(s).
8. The material, color, and finish labels on the elevation shall be considered typical, and shall apply to all corresponding elements of the building on all sides.
9. All glazing shall be clear, nonreflective.
10. All exterior light fixtures shall be IESNA full-cutoff.

SITE DESIGN:

DRB Stipulations

11. The building shall not exceed 5,500 SF.

ATTACHMENT B

12. Any transformers for the proposed building shall be screened on three sides by a wall meeting the requirements of stipulations elsewhere herein. The unscreened side shall be located and oriented to minimize visual exposure while maintaining required public utility company access. The open side shall not be visible from Northside Blvd or the east.

Ordinance

- A. The building shall not encroach existing easements.
- B. All parking design standards of the Zoning Ordinance shall be met.
- C. Parking for the entire center shall meet the requirements of the Zoning Ordinance.

LANDSCAPE DESIGN:**DRB Stipulations**

13. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
14. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

15. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
16. The individual luminaire lamp shall not exceed 250 watts.
17. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
18. All exterior light poles, pole fixtures, and yokes shall be a flat black or dark bronze.
19. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the west property line within 75 feet of the building shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

20. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

21. No exterior vending or display shall be allowed.
22. Flagpoles, if provided, shall be one piece, conical, and tapered.
23. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:**Ordinance**

- D. At the time of review, the applicable zoning and DRB cases for the subject site were: 5-ZN-1998 and 5-DR-2003.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

24. Preliminary architectural site plan. Preliminary drainage report by Gilbertson & Associates dated 7-9-04.

DRAINAGE AND FLOOD CONTROL:**DRB Stipulations**

25. At the time of final plan submittal the applicant shall submit a REQUEST FOR STORMWATER STORAGE WAIVER FORM, along with supporting documentation, for review and approval concurrent with final plan review.
26. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
27. Demonstrate consistency with the approved master drainage plan and report (Master Drainage Report for Northsight Commercial Development dated 1-18-02, By Gilbertson & Associates).
 - a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
28. Basin Configuration:
 - a. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
 - b. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - c. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - d. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.
 - (1) Off-site runoff must enter and exit the site as it did historically.

- (2) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Northsight Blvd. (Existing)					

INTERNAL CIRCULATION:

DRB Stipulations

29. The final plans shall show a pedestrian connection from parking areas to the building.
30. The position of the parking stalls adjacent to Northsight Blvd. shall be modified so that they would not be at an acute angle with the parking stalls to their south.
31. The developer shall provide a minimum parking-aisle width of 24 feet.
32. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

DRB Stipulations

33. Indemnity Agreements:
- When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

E. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:

DRB Stipulations

34. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures.
35. This project must construct a refuse enclosure for its own use, unless the developer can demonstrate on final civil plans that there are adequate number of refuse enclosures existing within the center where Gallery project is located.
36. Enclosures must:
- Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - Be positioned to facilitate collection without "backtracking."

- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

F. Refuse enclosures are required as follows:

- (1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

G. Underground vault-type containers are not allowed.

H. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

I. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

DRB Stipulations

37. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WASTEWATER:

DRB Stipulations

38. On-site sanitary sewer shall be privately owned and maintained.

Ordinance

J. Privately owned sanitary sewer shall not run parallel within the waterline easement.